



Bell & Blake
SALES & LETTINGS

215 Oving Road, Chichester, West Sussex, PO19 7EJ

Guide Price £350,000

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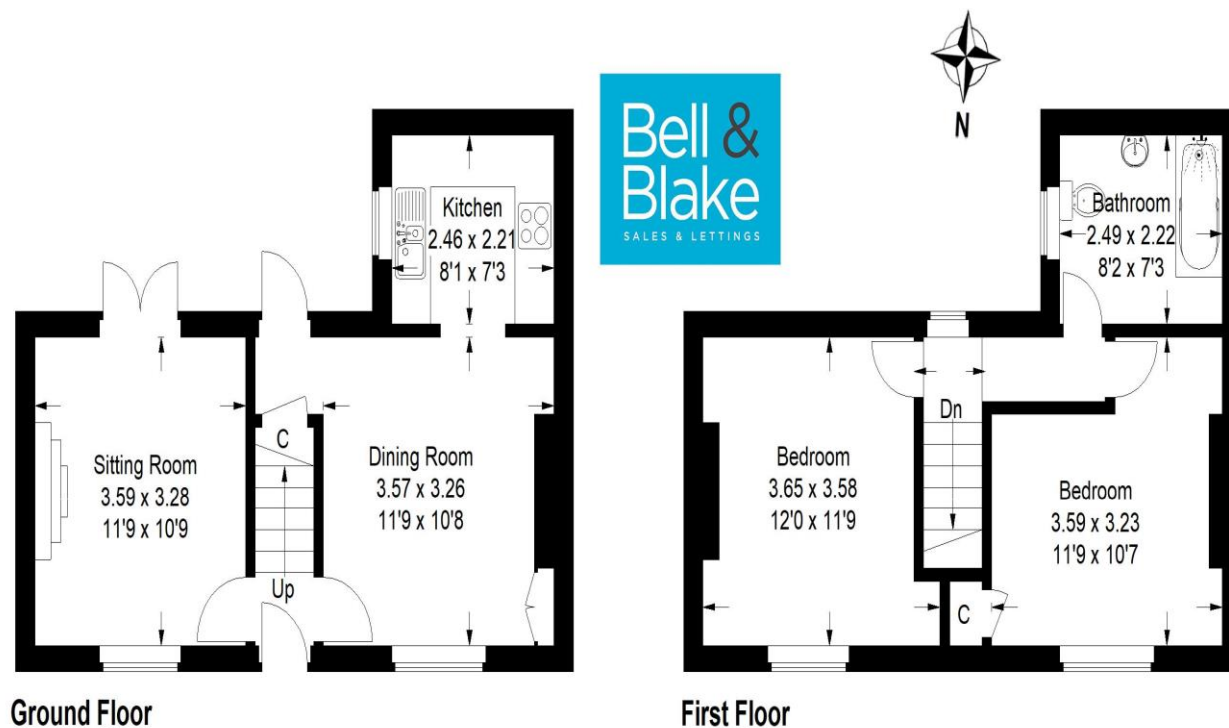
- › CHAIN FREE
- › Two Double Bedrooms
- › Two Large Reception Rooms
- › South-Facing Rear Garden
- › Modern Decor
- › City Centre Location

A CHAIN FREE modernised and characterful two double bedroom mid terrace Victorian house comprising large living space, south-facing suntrap courtyard garden and tasteful decor situated in the heart of Chichester City Centre. This spacious home is set over two floors, each room flooded with natural light. The accommodation briefly comprises two large reception rooms, good size kitchen, under-stairs storage and direct access onto the rear garden, and the first floor boasts two double bedrooms and bathroom. The property has been tastefully refurbished in recent years and is fully double glazed and serviced by gas central heating.

Council Tax Band: C



Oving Road



Approximate Gross Internal Area
Ground Floor = 35.2 sq m / 379 sq ft
First Floor = 34.7 sq m / 373 sq ft
Total = 69.9 sq m / 752 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

The city of Chichester is rich in history and beauty, with parts dating back to the Roman era. It was also of high importance during the Anglo-Saxon times. Within the walled city centre is the Chichester Cathedral founded in 1075 and the Market Cross erected in the centre of city and is believed to have been built in 1501. Chichester is located on the edge of the South Downs National Park and a short drive away from Chichester Harbour which is the home to several sailing and yacht clubs for the boating enthusiasts. Chichester Harbour is also home to the award-winning beaches of the Witterings and quaint seaside villages such as Bosham lining the harbour. Conveniently, Chichester is located off the A27 which links Hampshire, Sussex, and Kent. The A3, A29 and A24 connect London and Mid-Sussex to Chichester, with the M25 and other main arterial routes linking from the West. Chichester has superb transport links via train and bus which are both a leisurely 10-minute stroll into the town from the stations. With rail links to London Victoria and Stagecoach bus services taking you from Brighton to Portsmouth and everywhere in between.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		87
B		
(69-80)		
C		
(55-68)	62	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		